

SUBCHAPTER 9 SPECIAL DISTRICTS

295-901. Special District Purposes. Special districts are intended to identify areas of the city that have unique qualities requiring special treatment or locations where special approaches to development may be warranted. Special districts are base districts designed to protect or regulate the development of unique areas or to provide more flexible zoning districts which encourage good design and site layout. Special districts contain or provide all applicable zoning regulations.

295-903. Parks District (PK). 1. **PURPOSE.** The parks district is established to accommodate a wide variety of public and quasi-public open spaces and facilities providing recreational and cultural opportunities and supporting services for surrounding neighborhoods. The parks district will be shown on the zoning map with a "PK" designator.

2. **USES.** a. **Use Table.** Table 295-903-2-a indicates the use classifications for various land uses in the parks district. The uses in this table are defined in s. 295-201. The following are the use classifications indicated in Table 295-903-2-a:

a-1. "Y" indicates a permitted use. This use is permitted as a matter of right subject to all performance standards.

a-2. "L" indicates a limited use. This use is permitted only when the use meets the standards of par. b. If the use cannot meet these standards, it shall be permitted only upon board approval of a special use permit pursuant to s. 295-311-2, unless otherwise prohibited by par. b.

a-3. "S" indicates a special use. This use is permitted only if the board approves a special use permit pursuant to s. 295-311-2.

a-4. "N" indicates a prohibited use.

295-903-2-a Zoning

Table 295-903-2-a PARKS DISTRICT USE TABLE		
Y=Permitted Use	L=Limited Use	Zoning District
S=Special Use	N=Prohibited Use	
Uses		PK
RESIDENTIAL USES		
Single-family dwelling		N
Two-family dwelling		N
Multi-family dwelling		N
Attached single-family dwelling		N
Live-work unit		N
Mobile home		N
Watchman/service quarters		N
Family day care home		N
<i>Group Residential</i>		
Rooming house		N
Convent, rectory or monastery		N
Dormitory		N
Fraternity or sorority		N
Adult family home		N
<i>Foster Homes</i>		
Foster family home		N
Small foster home		N
Group home or group foster home		N
<i>Shelter Care Facilities</i>		
Family shelter care facility		N
Small group shelter care facility		N
Large group shelter care facility		N
Community living arrangement		N
Transitional living facility		N
EDUCATIONAL USES		
Day care center		L
School, elementary or secondary		Y
College		Y
School, specialty or personal instruction		S
COMMUNITY-SERVING USES		
Library		Y
Cultural institution		L
Community center		L
Religious assembly		L
Cemetery or other place of interment		N
Public safety facility		Y
Correctional facility		N
COMMERCIAL AND OFFICE USES		
General office		N

Table 295-903-2-a PARKS DISTRICT USE TABLE		
Y=Permitted Use	L=Limited Use	Zoning District
S=Special Use	N=Prohibited Use	
Uses		PK
Government office		Y
Bank or other financial institution		N
Currency exchange, pay day loan agency or title loan agency		N
Retail establishment, general		L
Garden supply or landscaping center		N
Home improvement		N
Secondhand store		N
Outdoor merchandise sales		N
Artist studio		N
Adult retail establishment		N
HEALTH CARE AND SOCIAL ASSISTANCE		
Medical office		N
Health clinic		N
Hospital		N
Medical research laboratory		N
Medical service facility		N
Social service facility		N
Emergency residential shelter		N
Nursing home		N
GENERAL SERVICE USES		
Personal service		N
Business service		N
Building maintenance service		N
Catering service		N
Funeral home		N
Laundromat		N
Dry cleaning establishment		N
Furniture and appliance rental and leasing		N
Household maintenance and repair service		N
Tool/equipment rental facility		N
<i>Animal Services</i>		
Animal hospital/clinic		N
Animal boarding facility		N
Animal grooming or training facility		N
MOTOR VEHICLE USES		
<i>Light Motor Vehicle</i>		
Sales facility		N
Rental facility		N

295-903-2-a Zoning

Table 295-903-2-a PARKS DISTRICT USE TABLE		
Y=Permitted Use	L=Limited Use	Zoning District
S=Special Use	N=Prohibited Use	
Uses		PK
Repair facility		N
Body shop		N
Outdoor storage		N
Limited wholesale facility		N
<i>Heavy Motor Vehicle</i>		
Sales facility		N
Rental facility		N
Repair facility		N
Body shop		N
Outdoor storage		N
<i>General Motor Vehicle</i>		
Filling station		N
Car wash		N
Drive-through facility		N
<i>Parking</i>		
Parking lot, principal use		S
Parking lot, accessory use		Y
Parking structure, principal use		S
Parking structure, accessory use		S
Heavy motor vehicle parking lot, principal use		N
Heavy motor vehicle parking lot, accessory use		N
ACCOMMODATION AND FOOD SERVICE USES		
Bed and breakfast		N
Hotel, commercial		N
Hotel, residential		N
Tavern		N
Assembly hall		L
Restaurant, sit-down		L
Restaurant, fast-food/carry-out		L
ENTERTAINMENT AND RECREATION USES		
Park or play ground		Y
Festival grounds		N
Recreation facility, indoor		Y
Recreation facility, outdoor		Y
Health club		N
Sports facility		S
Gaming facility		N
Theater		L
Convention and exposition center		S
Marina		L

Table 295-903-2-a PARKS DISTRICT USE TABLE		
Y=Permitted Use	L=Limited Use	Zoning District
S=Special Use	N=Prohibited Use	
Uses		PK
Outdoor racing facility		N
Adult entertainment establishment		N
STORAGE, RECYCLING AND WHOLESALE TRADE USES		
Recycling collection facility		N
Mixed-waste processing facility		N
Material reclamation facility		N
Salvage operation, indoor		N
Salvage operation, outdoor		N
Wholesale and distribution facility, indoor		N
Wholesale and distribution facility, outdoor		N
<i>Storage Facilities</i>		
Indoor		N
Outdoor		N
Hazardous materials		N
TRANSPORTATION USES		
Ambulance service		N
Ground transportation service		N
Passenger terminal		L
Helicopter landing facility		N
Airport		N
Ship terminal or docking facility		N
Truck freight terminal		N
Railroad switching, classification yard or freight terminal		N
INDUSTRIAL USES		
Manufacturing, light		N
Manufacturing, heavy		N
Manufacturing, intense		N
Research and development		N
Processing or recycling of mined materials		N
Contractor's shop		N
Contractor's yard		N
AGRICULTURAL USES		
Plant nursery or greenhouse		L
Raising of crops or livestock		Y
UTILITY AND PUBLIC SERVICE USES		
Broadcasting or recording studio		N
Transmission tower		L
Water treatment plant		Y

295-903-2-b Zoning

Table 295-903-2-a PARKS DISTRICT USE TABLE		
Y=Permitted Use	L=Limited Use	Zoning District
S=Special Use	N=Prohibited Use	
Uses		PK
Sewerage treatment plant		N
Power generation plant		N
Substation/distribution equipment, indoor		S
Substation/distribution equipment outdoor		L
TEMPORARY USES		
Seasonal market		L
Temporary real estate sales office		N
Concrete/batch plant, temporary		L
Live entertainment special event		L

b. Limited Use Standards. b-1. Day Care Center. b-1-a. The use is located in a building containing an elementary or secondary school, college, library or cultural institution as a principal use.

b-1-b. The use shall not operate between the hours of 10 p.m. and 6 a.m.

b-2. Cultural Institution, Community Center, Religious Assembly, Assembly Hall, Theater, Passenger Terminal, Plant Nursery or Greenhouse. The facility shall be owned and operated by a governmental agency or entity.

b-3. General Retail Establishment or Fast-Food/Carry-Out Restaurant. b-3-a. The gross floor area of the establishment shall not exceed 1,000 square feet.

b-3-b. The establishment shall be located in a structure owned by a governmental entity.

b-3-c. The establishment shall be ancillary to park and recreational uses.

b-3-d. The use shall not operate between the hours of 12 a.m. and 5 a.m. if it is located within 150 feet of a residential district. This provision shall not apply to convenience stores and fast-food/carry-out restaurants open between the hours of 12 a.m. and 5 a.m. and regulated by s. 84-7.

b-4. Sit-down Restaurant. b-4-a. The gross floor area of the establishment shall not exceed 1,000 square feet.

b-4-b. The establishment shall be located in a structure owned by a governmental entity.

b-4-c. The establishment shall be ancillary to park and recreational uses.

b-5. Marina. Indoor sales or storage shall not be permitted.

b-6. Transmission Tower. b-6-a. The tower shall comply with the applicable provisions of s. 295-413.

b-6-b. The tower shall not exceed 60 feet in height.

b-7. Substation/Distribution Equipment, Outdoor. b-7-a. All structures associated with the use shall be screened with type "G" landscaping, as described in s. 295-405.

b-7-b. No structures associated with the use shall be located within 25 feet of a property line.

b-8. Seasonal Market. b-8-a. The activity shall be located on property owned or leased by the operator of the seasonal market. Alternatively, the market operator may furnish the department with written evidence that the property owner has given the operator permission to use the premises for a seasonal market. A specific certificate of occupancy shall not be required for a seasonal market meeting the requirements of this paragraph.

b-8-b. If flowers, plants, Wisconsin-grown farm products or Christmas trees constitute at least 75% of the merchandise offered for sale, the activity shall be limited to not more than 90 days in one calendar year. Otherwise, the duration of the seasonal market shall be limited to not more than 14 days in one calendar year.

b-8-c. The activity shall not produce glare, spill light or noise in violation of the provisions of ch. 80.

b-8-d. Signage shall be limited to not more than 2 signs and a total display area of 16 square feet for all signs combined.

b-8-e. Sales shall not occur between the hours of 9 p.m. and 7 a.m.

b-8-f. The site shall be restored to its previous condition following termination of the market operation.

b-9. Temporary Concrete/Batch Plant. b-9-a. The plant shall be located on the property it serves or adjacent to the roadway if it is serving a roadway project. Construction projects at other locations shall not be served by the facility.

b-9-b. The plant shall be located on property owned or leased by the operator of the plant. Alternatively, the plant operator may furnish the department with written evidence that the property owner has given the operator permission to use the premises for a concrete/batch plant. If the operation utilizes the public right-of-way, the operator shall obtain appropriate permissions and permits from the commissioner of public works. No other occupancy permit shall be required by the department.

b-9-c. No dust from the operation shall blow onto adjacent properties or public right-of-way. The operator shall also provide for the daily removal of material tracked onto the public roadway by equipment coming to or going from the facility.

b-9-d. The plant shall not operate between the hours of 9 p.m. and 7 a.m.

b-9-e. The plant may operate for a period not to exceed 9 months. When the construction project the plant is serving is complete, the site shall be cleaned and returned to its original condition or improved condition, as appropriate.

b-9-f. The plant shall be screened with a 9-foot opaque fence, including but not limited to a chain-link fence with inserted slats.

b-10. Live Entertainment Special Event. b-10-a. If the event is to occur on the public right-of-way or other public property, the person, firm or organization coordinating the event shall obtain a special event permit in accordance with s. 105-55.5.

b-10-b. The person, firm or organization coordinating the event shall obtain a festival permit, if required to do so by s. 261-103.

b-10-c. The event shall be located on property owned or leased by the person, firm or organization that is coordinating it. Alternatively, such person, firm or organization may furnish the department with written evidence that the property owner has given the operator permission to use the premises for a live entertainment special event.

3. DESIGN STANDARDS. a. Purpose. The objective of the design standards of this subsection is to reduce or eliminate potential adverse effects and nuisances sometimes associated with the various uses found in this district, particularly as these uses impact surrounding residents and businesses. The standards set forth in this section include setbacks, screening/buffering and noise limitations.

b. Principal Building Standards. All principal buildings shall have setbacks of at least 25 feet from all property lines, except along the front lot line, where the required setback shall be the average setback as determined in accordance with the provisions of s. 295-505-2-b-4.

c. Accessory Building Standards. All accessory buildings shall have setbacks of at least 25 feet from all property lines.

d. Site Standards. d-1. Parking. Off-street parking spaces shall be provided in accordance with the requirements of s. 295-403-2 and shall meet the design standards of s. 295-403-3.

d-2. Dumpsters and Waste Storage. A dumpster or common waste storage facility visible from a public street or any real property that is not zoned industrial-light or industrial-heavy shall be screened with type "G" landscaping, as described in s. 295-405.

d-3. Loading Docks. Where loading for more than 2 truck bays is in a yard facing and visible from a public street or any real property that is not zoned industrial-light or industrial-heavy, the loading area shall be screened with type "G" landscaping, as described in s. 295-405. These standards may be waived in whole or in part, or compliance with them may be delayed in whole or in part, if visibility of the loading docks is limited by changes of grade, natural features, elevated roadways, existing buildings or similar obstructions.

295-903-3-d-4 Zoning

d-4. Fences. Fences shall comply with the fence regulations for residential zoning districts, as specified in s. 295-505-4-f.

d-5. Signs. d-5-a. Standards. Table 295-903-3-d-5 contains the regulations for on-premise and off-premise signs in the parks district. General regulations applicable to all signs can be found in s. 295-407.

d-5-b. Standards for Multiple Freestanding Signs. Where more than one freestanding sign is permitted on a site, no 2 freestanding signs may have display areas that are oriented to the same street. In addition, the signs shall be located as far apart as is possibly practicable or be separated by a building.

d-5-c. Combination Type A and B Signs. Signs that contain elements of both type A and type B signs shall be permitted as long as the size of each element does not exceed its prorated share of total display area, in accordance with s. 295-205-5-d.

d-5-d. Temporary Signs. A sign pertaining to the construction of a building or the sale or lease of vacant land shall be permitted in the parks district provided it does not exceed 36 square feet. A sign erected and maintained on a lot to advertise the leasing, rental or sale of a building or other improved real estate shall be permitted in the parks district provided it does not exceed 6 square feet.

e. Metal Building Walls. The use of corrugated metal, a metal panel-and-batten system or any other pre-engineered metal building technology on any front façade or street façade located within 100 feet of a street shall be prohibited for any new building construction, addition, or substantial improvement as of November 20, 2004. This provision shall not preclude the use of metal panels or siding in detailing soffits, fascia, dormers, coping, cupolas and similar architectural features, provided the metal materials cover not more than 15% of the total façade, nor shall it preclude the use of metal building walls on additions to existing buildings constructed of similar materials.

Table 295-903-3-d-5 PARKS DISTRICT SIGN STANDARDS	
	PK
<i>Freestanding Signs (permitted)</i>	
Maximum number	1 per street frontage
Type "A" max display area (sq. ft.)	30
Type "B" max. display area (sq. ft.)	15; 22.5 if set on or in a base constructed of masonry materials
Maximum height	6
<i>Wall Signs permitted</i>	
Maximum number	1 per principal building
Type "A" max display area (sq. ft.)	60
Type "B" max. display area (sq. ft.)	32
<i>Projecting Signs (permitted)</i>	
Maximum number	1 per principal building
Type "A" max display area (sq. ft.)	50
Type "B" max. display area (sq. ft.)	25
<i>Awning Signs (permitted)</i>	
Maximum number	1 per principal building
Type "A" max display area (sq. ft.)	10
<i>Canopy and Hood Signs (permitted)</i>	
Maximum number	1 per principal building
Type "A" max display area (sq. ft.)	50
Type "B" max. display area (sq. ft.)	25
<i>Roof Signs (not permitted)</i>	
<i>Off-premise Signs (not permitted)</i>	

295-905. Institutional District (TL). 1. PURPOSE. The institutional district is established to accommodate largely institutional and institutional/residential uses, along with supporting uses, that occupy multiple buildings, often in a campus-like setting. The institutional district shall be shown on the zoning map with a "TL" designator.

2. USES. a. Use Table. Table 295-905-2-a indicates the use classifications for various land uses in the institutional district. The uses in this table are defined in s. 295-205. The following are the use classifications indicated in Table 295-905-2-a:

a-1. "Y" indicates a permitted use. This use is permitted as a matter of right subject to all performance standards.

a-2. "L" indicates a limited use. This use is permitted only when the use meets the standards of par. b. If the use cannot meet these standards, it shall be permitted only upon board approval of a special use permit pursuant to s. 295-311-2, unless otherwise prohibited by par. b.

a-3. "S" indicates a special use. This use is permitted only if the board approves a special use permit pursuant to s. 295-311-2.

a-4. "N" indicates a prohibited use.

Table 295-905-2-a INSTITUTIONAL DISTRICT USE TABLE		
Y=Permitted Use	L=Limited Use	Zoning District
S=Special Use	N=Prohibited Use	
Uses		TL
RESIDENTIAL USES		
Single-family dwelling		N
Two-family dwelling		N
Multi-family dwelling		N
Attached single-family dwelling		N
Live-work unit		N
Mobile home		N
Watchman/service quarters		Y
Family day care home		N
<i>Group Residential</i>		
Rooming house		S
Convent, rectory or monastery		Y
Dormitory		Y
Fraternity or sorority		S
Adult family home		N
<i>Foster Homes</i>		
Foster family home		N
Small foster home		N
Group home or group foster home		L
<i>Shelter Care Facilities</i>		
Family shelter care facility		N
Small shelter care facility		L
Large shelter care facility		S
Community living arrangement		L
Transitional living facility		S
EDUCATIONAL USES		
Day care center		L
School, elementary or secondary		Y
College		Y
School, specialty or personal instruction		Y
COMMUNITY-SERVING USES		
Library		Y
Cultural institution		Y

Table 295-905-2-a INSTITUTIONAL DISTRICT USE TABLE		
Y=Permitted Use	L=Limited Use	Zoning District
S=Special Use	N=Prohibited Use	
Uses		TL
Community center		S
Religious assembly		Y
Cemetery or other place of interment		Y
Public safety facility		Y
Correctional facility		S
COMMERCIAL AND OFFICE USES		
General office		Y
Government office		Y
Bank or other financial institution		L
Currency exchange, pay day loan agency or title loan agency		S
Retail establishment, general		L
Garden supply or landscaping center		N
Home improvement center		N
Secondhand store		N
Outdoor merchandise sales		N
Artist studio		Y
Adult retail establishment		N
HEALTH CARE AND SOCIAL ASSISTANCE		
Medical office		Y
Health clinic		S
Hospital		S
Medical research laboratory		Y
Medical service facility		S
Social service facility		S
Emergency residential shelter		S
Nursing home		Y
GENERAL SERVICE USES		
Personal service		L
Business service		L
Building maintenance service		S
Catering service		S
Funeral home		Y
Laundromat		S
Dry cleaning establishment		S
Furniture and appliance rental and leasing		N
Household maintenance and repair service		N
Tool/equipment rental facility		N
Animal Services		
Animal hospital/clinic		N

295-905-2-a Zoning

Table 295-905-2-a INSTITUTIONAL DISTRICT USE TABLE		
Y=Permitted Use	L=Limited Use	Zoning District
S=Special Use	N=Prohibited Use	
Uses		TL
Animal boarding facility		N
Animal grooming or training facility		N
MOTOR VEHICLE USES		
<i>Light Motor Vehicle</i>		
Sales facility		N
Rental facility		N
Repair facility		N
Body shop		N
Outdoor storage		N
Limited wholesale facility		N
<i>Heavy Motor Vehicle</i>		
Sales facility		N
Rental facility		N
Repair facility		N
Body shop		N
Outdoor storage		N
<i>General Motor Vehicle</i>		
Filling station		N
Car wash		N
Drive-through facility		L
<i>Parking</i>		
Parking lot, principal use		S
Parking lot, accessory use		Y
Parking structure, principal use		S
Parking structure, accessory use		S
Heavy motor vehicle parking lot, principal use		N
Heavy motor vehicle parking lot, accessory use		N
ACCOMMODATION AND FOOD SERVICE USES		
Bed and breakfast		S
Hotel, commercial		N
Hotel, residential		N
Tavern		N
Assembly hall		S
Restaurant, sit-down		S
Restaurant, fast-food/carry-out		L
ENTERTAINMENT AND RECREATION USES		
Park or playground		Y
Festival grounds		Y
Recreation facility, indoor		S

Table 295-905-2-a INSTITUTIONAL DISTRICT USE TABLE		
Y=Permitted Use	L=Limited Use	Zoning District
S=Special Use	N=Prohibited Use	
Uses		TL
Recreation facility , outdoor		S
Health club		Y
Sports facility		S
Gaming facility		N
Theater		N
Convention and exposition center		S
Marina		Y
Outdoor racing facility		N
Adult entertainment establishment		N
STORAGE, RECYCLING AND WHOLE SALE TRADE USES		
Recycling collection facility		S
Mixed-waste processing facility		N
Material reclamation facility		N
Salvage operation, indoor		N
Salvage operation, outdoor		N
Wholesale and distribution facility , indoor		N
Wholesale and distribution facility , outdoor		N
<i>Storage Facilities</i>		
Indoor		N
Outdoor		N
Hazardous materials		N
TRANSPORTATION USES		
Ambulance service		Y
Ground transportation service		N
Passenger terminal		Y
Helicopter landing facility		S
Airport		N
Ship terminal or docking facility		N
Truck freight terminal		N
Railroad switching, classification yard or freight terminal		N
INDUSTRIAL USES		
Manufacturing, light		N
Manufacturing, heavy		N
Manufacturing, intense		N
Research and development		S
Processing or recycling of mined materials		N
Contractor's shop		N
Contractor's yard		N

Table 295-905-2-a INSTITUTIONAL DISTRICT USE TABLE		
Y=Permitted Use	L=Limited Use	Zoning District
S=Special Use	N=Prohibited Use	
Uses		TL
AGRICULTURAL USES		
Plant nursery or greenhouse		N
Raising of crops or livestock		N
UTILITY AND PUBLIC SERVICE USES		
Broadcasting or recording studio		Y
Transmission tower		L
Water treatment plant		Y
Sewerage treatment plant		Y
Power generation plant		S
Substation/distribution equipment, indoor		Y
Substation/distribution equipment, outdoor		L
TEMPORARY USES		
Seasonal market		L
Temporary real estate sales office		L
Concrete/batch plant, temporary		L
Live entertainment special event		L

b. Limited Use Standards. b-1. Group Home or Group Foster Home. The use shall not be located within 2,500 feet of a small foster home, community living arrangement or another group foster home.

b-2. Small Group Shelter Care Facility. The use shall not be located within 2,500 feet of an adult family home, community living arrangement, small foster home, group home or group foster home, large group shelter care facility or another small group shelter care facility.

b-3. Community Living Arrangement. b-3-a. The use shall not be located within 2,500 feet of a small foster home, group home, group foster home or another community living arrangement.

b-3-b. Not more than 15 persons shall reside on the premises.

b-4. Day Care Center. b-4-a. The use is located in a building containing an elementary or secondary school, college, library, cultural institution or religious assembly as a principal use.

b-4-b. The use shall not operate between the hours of 12 a.m. and 5 a.m.

b-5. Bank or Other Financial Institution; Retail Establishment, General; Personal Service; Business Service. The use shall be located in a building containing at least one other principal use classified as a permitted use in this district.

b-6. Drive-Through Facility. b-6-a. A queuing lane of at least 200 feet shall be provided on the premises.

b-6-b. The drive-through shall not be operated between the hours of 10 p.m. and 7 a.m. This limitation shall not apply to an automatic teller machine or drive-through facility associated with a convenience store, personal service, sit-down restaurant or fast food/carry-out restaurant which is open between the hours of 12 a.m. and 5 a.m. and regulated by s. 84-7.

b-6-c. The facility shall not be located within 150 feet of a residential use.

b-6-d. Any lights associated with the facility shall be controlled so as to prevent glare or spill light on residential properties, as prohibited by ch. 80.

b-6-e. If the facility is visible from a public street or a residential district, an opaque screen shall be provided along the visible portion of the drive-through queuing and operating lane.

b-7. Restaurant, Fast-Food/Carry-Out. The use shall be located in a building containing at least one other principal use classified as a permanent use in this district.

b-7-b. The use shall not operate between the hours of 12 a.m. and 5 a.m. if it is located within 150 feet of a residential district.

b-8. Transmission Tower. b-8-a. The tower shall comply with the applicable provisions of s. 295-413.

b-8-b. The tower shall not exceed the district height limit or the tower shall be accessory to an elementary or secondary school, not exceed 2 times the district height limit or 150 feet, whichever is less, and be set back from all property lines a distance at least equal to the height of the tower. Any other tower which does not exceed 2 times the district height limit or 150 feet, whichever is less, may be allowed as a special use.

b-9. Utility Substation/Distribution Equipment, Outdoor. b-9-a. All structures associated with the use shall be screened with type "G" landscaping, as described in s. 295-405.

b-9-b. No structure associated with the use shall be located within 25 feet of a street lot line.

b-10. Seasonal Market. b-10-a. The activity shall be located on property owned or leased by the operator of the seasonal market. Alternatively, the market operator may furnish the department with written evidence that the property owner has given the operator permission to use the premises for a seasonal market. A specific certificate of occupancy shall not be required for a seasonal market meeting the requirements of this paragraph.

b-10-b. If flowers, plants, Wisconsin-grown farm products or Christmas trees constitute at least 75% of the merchandise offered for sale, the activity shall be limited to not more than 90 days in one calendar year. Otherwise, the duration of the seasonal market shall be limited to not more than 14 days in one calendar year.

b-10-c. The activity shall not produce glare, spill light or noise in violation of the provisions of ch. 80.

b-10-d. Signage shall be limited to not more than 2 signs and a total display area of 16 square feet for all signs combined.

b-10-e. Sales shall not occur between the hours of 9 p.m. and 7 a.m.

b-10-f. The site shall be restored to its previous condition following termination of the market operation.

b-11. Temporary Real Estate Sales Office. b-11-a. The sales office and any associated model homes or units shall be open only until the homes or units specifically being marketed are sold out.

b-11-b. Signage shall comply with the requirements of s. 295-407 and the signage regulations of subch. 5.

b-11-c. Customer-accessible restrooms shall be provided.

b-11-d. A specific certificate of occupancy shall not be required for a temporary real estate sales office meeting these requirements.

b-12. Temporary Concrete/Batch Plant. b-12-a. The plant shall be located on the property it serves or adjacent to the roadway if it is serving a roadway project. Construction projects at other locations shall not be served by the facility.

b-12-b. The plant shall be located on property owned or leased by the operator of the plant. Alternatively, the plant operator may furnish the department with written evidence that the property owner has given the operator permission to use the premises for a concrete/batch plant. If the operation utilizes the public right-of-way, the operator shall obtain appropriate permissions and permits from the commissioner of public works. No other occupancy permit shall be required by the department.

b-12-c. No dust from the operation shall blow onto adjacent properties or public right-of-way. The operator shall also provide for the daily removal of material tracked onto the public roadway by equipment coming to or going from the facility.

b-12-d. The plant shall not operate between the hours of 9 p.m. and 7 a.m.

b-12-e. The plant may operate for a period not to exceed 9 months. When the construction project the plant is serving is complete, the site shall be cleaned and returned to its original condition or improved condition, as appropriate.

295-905-3 Zoning

b-13. Live Entertainment Special Event. b-13-a. If the event is to occur on the public right-of-way or other public property, the person, firm or organization coordinating the event shall obtain a special event permit in accordance with s. 105-55.5.

b-13-b. The person, firm or organization coordinating the event shall obtain a festival permit, if required to do so by s. 261-103.

b-13-c. The event shall be located on property owned or leased by the person, firm or organization that is coordinating it. Alternatively, such person, firm or organization may furnish the department with written evidence that the property owner has given the operator permission to use the premises for a live entertainment special event.

3. DESIGN STANDARDS. a. Purposes. The purposes of the design standards of this section are to:

a-1. Maintain Compatibility with Neighborhood Context. One objective of these design standards is to ensure that buildings in institutional districts fit within the context in which they are built. Lot sizes, lot coverages, height and other design parameters vary by district to ensure that the requirements of this section closely match the existing built environment.

a-2. Allow Flexibility in Development. Flexibility in meeting design standards is achieved by providing ranges, exceptions and alternatives which are consistent with the spirit and intent of this chapter. These ranges, exceptions and alternatives allow various site-specific and project-specific issues to be addressed while still taking into account the intention of the zoning district.

a-3. Consistency with the Principles of Urban Design. These design standards strive to promote development that is consistent with the "Principles of Urban Design" adopted by the city plan commission as part of the city's comprehensive plan and maintained on file in the office of the commission and in the legislative reference bureau. Development and alteration of institutional facilities should not only be compatible with the character of the neighborhood, but also create pedestrian-friendly environments, allow a certain degree of land use diversity within the zoning district, and promote environments which support transportation diversity consistent with neighborhood context.

b. Principal Building Standards. b-1. General. Table 295-905-3-b contains the design requirements for principal buildings in the institutional district.

b-2. Height Limitation When Adjacent to Residential District. The maximum height of an institutional building at the minimum required setback located adjacent to or across a street or alley from a residential or a non-industrial planned development district shall be the average height of residential buildings on the adjacent blockface. The height of the institutional building may be increased by one foot for every 2 feet the building is set back from the required setback line.

Table 295-905-3-b PRINCIPAL BUILDING DESIGN STANDARDS	
Type of use:	Refer to design standards in residential or commercial subch. for this district
Institutional (educational uses, community - serving uses and hospitals)	RM6 (s.295-505-2)
Commercial or other non-institutional	LB2 (s.295-605-2)
Residential	RM6 (s.295-505-2)

c. Accessory Structure Standards. Accessory structures in the institutional district shall comply with the design standards of s. 295-505-3.

d. Site Standards. d-1. Parking. Off-street parking spaces shall be provided in accordance with the requirements of s. 295-403-2 and shall meet the design standards of s. 295-403-3.

d-2. Dumpsters and Waste Storage. A dumpster or common waste storage facility visible from a public street or any real property that is not zoned industrial-light or industrial-heavy shall be screened with type "G" landscaping, as described in s. 295-405.

d-3. Loading Docks. Where loading for more than 2 truck bays is in a yard facing and visible from a public street or any real property that is not zoned industrial-light or industrial-heavy, the loading area shall be screened with type "G" landscaping, as described in s. 295-405. These standards may be waived in whole or in part, or compliance with them may be delayed in whole or in part, if visibility of the loading docks is limited by changes of grade, natural features, elevated roadways, existing buildings or similar obstructions.

d-4. Fences. Fences shall comply with the fence regulations for residential districts, as specified in s. 295-505-4-f.

d-5. Signs. d-5-a. General. Table 295-905-3-d-5 contains the regulations for on-premise and off-premise signs in the institutional district. General regulations applicable to all signs can be found in s. 295-407.

e. Metal Building Walls. The use of corrugated metal, a metal panel-and-batten system or any other pre-engineered metal building technology on any front façade or street façade located within 100 feet of a street shall be prohibited for any new building construction, addition, or substantial improvement as of November 20, 2004. This provision shall not preclude the use of metal panels or siding in detailing soffits, fascia, dormers, coping, cupolas and similar architectural features, provided the metal materials cover not more than 15% of the total façade, nor shall it preclude the use of metal building walls on additions to existing buildings constructed of similar materials.

Table 295-905-3-d-5 INSTITUTIONAL DISTRICT SIGN STANDARDS	
	TL
<i>Freestanding Signs (permitted)</i>	
Maximum number	1 per street frontage per building
Type "A" max. display area (sq. ft.)	80
Type "B" max. display area (sq. ft.)	40; 60 if set on or in a base constructed of masonry materials
Maximum height (ft.)	14
<i>Wall Signs (permitted)</i>	
Maximum number	1 per 25 lineal ft.
Type "A" max. display area (sq. ft.)	60
Type "B" max. display area (sq. ft.)	32
<i>Projecting Signs (permitted)</i>	
Maximum number	1 per 25 lineal ft.
Type "A" max. display area (sq. ft.)	50
Type "B" max. display area (sq. ft.)	25
<i>Awning Signs (permitted)</i>	
Maximum number	1 per 25 lineal ft.
Type "A" max. display area (sq. ft.)	50
<i>Canopy and Hood Signs (permitted)</i>	
Maximum number	1 per 25 lineal ft.
Type "A" max. display area (sq. ft.)	50
Type "B" max. display area (sq. ft.)	25
<i>Roof Signs (type "A" permitted only)</i>	
Maximum number	1 per building
Type "A" max. display area (sq. ft.)	100
Type "B" max. display area (sq. ft.)	NA
<i>Off-premise Signs (not permitted)</i>	

d-5-b. Sign Limitation Based on Lineal Footage. Where table 295-905-3-d-5 links the maximum number or area of signs to lineal footage, the lineal footage referred to is the length of the building façade. In each 25-foot segment, the square footage of all signs shall not exceed the maximum area specified in the table and the size of a sign in a facade segment less than 25 feet may be determined by prorating. The square footage allocation for 2 adjoining façade segments may be combined to allow one sign larger than the maximum amount specified. Only one wall, projecting or canopy/hood sign may be located in each facade segment.

d-5-c. Standards for Multiple Freestanding Signs. Where more than one freestanding sign is permitted on a site, no 2 freestanding signs may have display areas that are oriented to the same street. In addition, the signs shall be located as far apart as is possibly practicable or be separated by a building.

d-5-d. Combination Type A and B signs. Signs that contain elements of both type A and type B signs shall be permitted as long as the size of each element does not exceed its prorated share of total display area, in accordance with s. 295-205-5-d.

d-5-e. Temporary Signs. A sign pertaining to the construction of a building or the sale or lease of vacant land shall be permitted in the institutional district provided it does not exceed 48 square feet. A sign erected and maintained on a lot to advertise the leasing, rental or sale of a building or other improved real estate shall be permitted in the institutional district provided it does not exceed 36 square feet.

295-907. Planned Development District (PD/DPD). 1. PURPOSES. The planned development district is intended to:

- a. Allow flexibility in land development.
- b. Promote creativity, variety and environmental sensitivity.
- c. Encourage development compatible with its surroundings and consistent with the city's comprehensive plan.

2. PROCEDURES. a. General. A planned development district may be established through either a one-phase or a 2-phase process. If actual development of the project is to proceed in stages over an extended period of time, the applicant shall first submit a general plan covering the entire tract. Separate detailed plans shall then be submitted for each stage of development and shall follow the development concept established by the general plan. If development of the project is not to be done in stages, a general plan is optional and a single detailed plan may be submitted in lieu thereof.

b. Application Requirements; General Plan. The following items shall be submitted to the city plan commission as part of an application for approval of a general planned development:

b-1. A "General Plan Project Description and Owners Statement of Intent" containing a written description of the overall development concept and a statement as to how the plan provides for or complies with each of the district standards enumerated under sub. 3 where applicable. This statement shall also make reference to the plans or exhibits included in the plan and include a statistical sheet indicating the following in square feet, acres and percentage of the total tract where applicable:

- b-1-a. Gross land area.
- b-1-b. Maximum amount of land covered by principal buildings.
- b-1-c. Maximum amount of land devoted to parking, drives and parking structures.
- b-1-d. Minimum amount of land devoted to landscaped open space.
- b-1-e. Maximum proposed dwelling unit density, if residential, and/or total square footage devoted to non-residential uses.
- b-1-f. Proposed number of buildings.
- b-1-g. Maximum number of dwelling units per building.
- b-1-h. Bedrooms per unit.
- b-1-i. Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or per thousand square feet of building area if non-residential.

b-2. A vicinity map showing the boundaries of the tract included in the general plan, the territory within 1,000 feet of the tract, its proposed access and significant community facilities in the surrounding area.

b-3. A plat of survey showing the exterior boundaries, including a legal description of the area of the proposed general plan tract. Existing conditions, including wetlands, areas of severe topographic changes, buildings, trees and shrub groupings, with an indication of whether they are to be retained, removed or altered, shall also be shown.

b-4. A site plan showing the general location of proposed structures and a description of their intended use and approximate height, open spaces, setback dimensions and buffers adjacent to the boundaries of the tract and from existing or proposed public rights-of-way, pedestrian and vehicular circulation systems, parking areas, loading facilities and the location, type and size of all proposed signs.

b-5. A general narrative description of sign standards, including number, type and size of signs.

b-6. General landscaping standards for all buffers and parking lots.

b-7. Pictures of the site and surrounding context. These pictures may be submitted as photographs, scanned images or in a digital format, but shall not exceed 8.5 inches by 11 inches.

b-8. Thirteen sets of collated plans, 11 inches by 17 inches in size, along with written narrative. These items shall be submitted to the department at least 2 weeks and one day prior to the scheduled city plan commission meeting.

b-9. Two oversize sets of plans, at least 24 inches by 36 inches, shall be submitted to the department at least 2 weeks and one day prior to the scheduled city plan commission meeting.

c. Application Requirements; Detailed Plan. The following items shall be submitted to the city plan commission as part of an application for approval of a detailed plan development:

295-907-2-c-1 Zoning

c-1. A "Detailed Plan Project Description and Owners Statement of Intent" containing a written description of the overall development and a statement as to how the plan provides for or complies with each of the district standards enumerated under sub. 3 where applicable. This statement shall also make reference to the plans or exhibits included in the plan and include a statistical sheet indicating the following in square feet, acres and percentage of the total tract where applicable:

- c-1-a. Gross land area.
- c-1-b. Land covered by principal buildings.
- c-1-c. Land devoted to parking, drives and parking structures.
- c-1-d. Land devoted to landscaped open space.
- c-1-e. Proposed dwelling unit density, if residential, and/or total square footage devoted to non-residential uses.
- c-1-f. Proposed number of buildings.
- c-1-g. Dwelling units per building.
- c-1-h. Bedrooms per unit.
- c-1-i. Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or per thousand square feet of building area if non-residential.

c-2. A vicinity map showing the boundaries of the tract included in the general plan, the territory within 1,000 feet of the tract, its proposed access, and significant community facilities in the surrounding area.

c-3. A plat of survey showing the exterior boundaries, including a legal description of the area of the proposed detailed plan tract. Existing conditions, including buildings, trees of 5 inches in diameter at 4 feet in height, shrub groupings, wetlands and other site features are also to be shown with an indication of whether they are to be retained, removed or altered.

c-4. A site plan showing the location of proposed structures and a description of their intended use and height, all open spaces, setback dimensions, buffers, pedestrian and vehicular circulation systems, parking lots, structures and garages, with the number of spaces in each, loading facilities, refuse collection facilities and all exterior lighting facilities.

c-5. A site grading plan indicating existing and proposed topography at 2-foot contour intervals and showing how positive runoff of surface waters will be achieved and the means by which ultimate disposal of the development's surface waters will be accomplished in conformance with ch. 120.

c-6. A utility plan showing the proposed location of storm and sanitary sewers, water mains and laterals, parking and roadway storm inlets and elevations.

c-7. A landscape plan showing the location, number, size and type of all landscape and screening elements. Plant material shall be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1). All planted material shall be maintained on a continuous basis, including tree and plant replacement.

c-8. Elevations of each side of the exterior of any new building or structure being proposed, including materials, colors and window specifications. If the project is a rehabilitation of or an addition to an existing building, both existing and proposed elevations shall be provided if any exterior modification is proposed.

c-9. Plans showing the location, size and type of any existing and proposed signs. Detailed information about all proposed freestanding and wall signs, including the materials, proposed message and exact dimensions of each sign face, shall be provided.

c-10. Pictures of the site and surrounding context. These pictures may be submitted as photographs, printed scanned images or in a digital format, but shall not exceed 8.5 inches by 11 inches.

c-11. Thirteen sets of collated plans, 11 inches by 17 inches in size, along with written narrative. These items shall be submitted to the department at least 2 weeks and one day prior to the scheduled city plan commission meeting.

c-12. Two oversize sets of plans, at least 24 inches by 36 inches, shall be submitted to the department at least 2 weeks and one day prior to the scheduled city plan commission meeting.

d. Creation. Creation of a planned development district shall be by amendment to the zoning map, pursuant to s. 295-307.

e. Plan Commission Review. The commission shall hold a public hearing and review the ordinance to create a planned development within 30 days of receipt of the application, its introduction to the common council and the submission of all required documents, plans and maps unless an extension is requested by the applicant. The commission shall base its recommendation upon:

- e-1. Consistency with the comprehensive plan.
- e-2. Consistency with the purposes of this chapter.
- e-3. Conformance with the standards set forth in sub. 3.
- e-4. Findings and recommendations of the commissioners of city development and public works.
- e-5. All verbal and written comments received by the commission.

f. Plan Commission Report. After making a decision to recommend approval or denial, the commission shall forward a report of its decision to the common council.

g. Council Action. If the common council passes the ordinance to create the planned development district, the standards and provisions of the plan shall constitute the zoning regulations for that planned development district. The official zoning map of the city shall be amended to show the district zoned general planned development or detailed planned development, as appropriate. The common council shall act on the application within 90 days of receiving the report from the commission unless the applicant agrees to a time extension. Failure of the common council to act within the 90-day period or the agreed-upon extended time shall constitute denial of the application.

h. Zoning Map Designators. Each general planned development district shall be shown on the zoning map with a "PD" designator and an appropriate number. Each detailed planned development district shall be shown on the zoning map with a "DPD" designator and an appropriate number.

i. Minor Modifications. The common council may by resolution approve modifications to approved detailed plans which are consistent with the spirit and intent of the general planned development or a previously approved detailed planned development provided the common council finds that the modification will not:

- i-1. Change the general character of the planned development.
- i-2. Cause a substantial relocation of principal or accessory structures.
- i-3. Cause a substantial relocation or reduction of parking, loading or recreation areas.
- i-4. Cause a substantial relocation of traffic facilities.
- i-5. Increase the land coverage of buildings and parking areas.
- i-6. Increase the gross floor area of buildings or the number of dwelling units.
- i-7. Reduce the amount of approved open space, landscaping or screening.

j. Limitation on Permit Issuance. Within any planned development district, no building permits may be issued and no site work may be commenced until a detailed plan has been approved by the common council and a copy of the ordinance has been certified by the city clerk. Existing buildings located in a general planned development may receive building permits if the permits are for building modifications which do not include the addition of more usable floor area or the establishment of uses not permitted by the plan. Exterior site improvements in an approved general plan may receive building permits if the improvements have been shown in detail on the approved general plan and the "Project Description and Owner's Statement of Intent" indicates that early building permits would be sought for such improvements.

3. STANDARDS. Every planned development shall meet the following standards:

a. Uses. All permitted uses and related operating standards or restrictions shall be specified in the detailed plan.

b. Design Standards. Conceptual design elements and standards shall be provided in the general plan. Specific design elements and standards shall be specified in the detailed plan.

c. Density. Residential densities shall be consistent with those prescribed in the comprehensive plan.

d. Space Between Structures. Spaces between structures shall not be less than required by the building code.

e. Setbacks. A planned development exceeding 5 acres in size shall provide a setback of at least 25 feet around the perimeter of the site, unless a smaller setback is approved by the common council because adjacent buildings have setbacks that are less than 25 feet. Setback areas shall be landscaped and used only for recreation, direct access to the development, utility rights-of-way, sidewalks, ponds, water detention basins and drainage channels.

295-907-3-f Zoning

f. Screening. Residential uses shall be screened from existing or proposed business or industrial uses on or adjacent to the site. Screening shall consist of decorative walls, fences, berms, hedges, shrubs, trees or combinations thereof appropriate to the surrounding neighborhood.

g. Open Spaces. All open spaces designated on a planned development plan shall be landscaped and maintained so as not to create a nuisance or hazardous conditions. The location and development of recreation facilities shall be coordinated with the overall development of the project.

h. Circulation, Parking and Loading. Traffic circulation facilities shall be planned and installed consistent with the comprehensive plan. Adequate access for pedestrians and public and private vehicles shall be provided. Parking and loading facilities shall be located near the uses they support and shall be adequately screened and landscaped in a manner which meets or exceeds the requirements of this chapter. Private streets shall be constructed to comparable public street standards.

i. Landscaping. All required vegetation shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement.

j. Lighting. See s. 295-409 for lighting regulations applicable to planned development districts.

k. Utilities. All utility lines shall be installed underground. Transformers and substations shall be installed within buildings or otherwise screened from view. This requirement may be waived by the common council upon finding that utilities on adjacent properties are located above-ground.

L. Signs. The following signs are permitted in planned development districts:

L-1. One project identification sign located at or near each entrance to the tract or premises. Such a sign may be freestanding or attached to a structure, and shall not exceed 32 square feet.

L-2. Signs not exceeding 18 square feet each that identify nonresidential tenants or individual buildings.

L-3. Signs specified in a master sign program and approved as part of the planned development.

L-4. Either of the following types of temporary signs:

L-4-a. A sign pertaining to the construction of a building or the sale or lease of vacant land, provided it does not exceed 48 square feet.

L-4-b. A sign erected and maintained on a lot to advertise the leasing, rental or sale of a building or other improved real estate, provided it does not exceed 36 square feet.

L-5. Signs listed in s. 295-407-4.

m. Sign Illumination. Signs allowed under par. L may be illuminated. If illuminated, the source of illumination shall not be visible or intermittent.

[Pages 923 to 930 are blank]